# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

WATERWAY COLORADO INC -

٧.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

#### ORDER ON STIPULATION

Docket Number: 67086

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

### FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 05131-00-072-000

Category: Valuation Property Type: Commercial

- 2. Petitioner is protesting the 2015 actual value of the subject property.
- 3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

**Total Value:** \$3,313,400

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

#### **ORDER:**

Respondent is ordered to reduce the 2015 actual value of the subject property, as set forth above.

The Denver County Assessor is directed to change his/her records accordingly.

## **DATED AND MAILED** this 9th day of September 2016.

#### **BOARD OF ASSESSMENT APPEALS**

Diane M. DeVries

Sura a. Baumbach Diane M. DeVries I hereby certify that this is a true and

Debra A. Baumbach

of Assessment Appeals.

correct copy of the decision of the Board

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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

WATERWAY COLORADO INC

V.

Respondent:

**DENVER COUNTY BOARD OF EQUALIZATION** 

Attorney for Denver County Board of Equalization

Office of the City Attorney Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207

Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180 Docket Number:

67086

Schedule Number:

05131-00-072-000

STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)

Petitioner, WATERWAY COLORADO INC., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2015 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

3875 Cherry Creek Drive North Denver, Colorado 80206

2. The subject property is classified as non-residential use real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015:

Land	\$ 5,520,600
Improvements	\$ 1,000
Total	\$ 5,521,600

4. After appeal to the Board of Equalization of the City and County of Denver, the Board of Equalization of the City and County of Denver valued the subject property as follows:

Land	\$ 5,520,600
Improvements	\$ 1,000
Total	\$ 5,521,600

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2015.

Land	\$ 3,312,400
Improvements	\$ 1,000
Total	\$ 3,313,400

- 6. The valuations, as established above, shall be binding only with respect to tax year 2015.
  - 7. Brief narrative as to why the reduction was made:

Further research into comparable sales in the subject's immediate area indicated a decrease in value.

8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 24nd day of AUGUST, 2016.

Agent/Attorney/Petitioner

Denver County Board of Equalization

1st Net Real Estate Services, Inc.

Mike Walter

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Lakewood, CO 80227

Telephone: 720-962-5750

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201 West Colfax Avenue, Dept. 1207

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By:

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Fax: 720-913-3180 Docket No: 67086